

LAND FOR SALE OR LEASE

2918 ELYSIAN ST, HOUSTON TX 77009

FOR SALE 1 TO 5.44 AC OR FOR LEASE 11,793 SQFT ON 1 TO 5.44 AC

Oxford
partners



MATT ROGERS, SIOR
713-858-3764
mrogers@oxfordcres.com

RYAN HARTSELL, SIOR
281-923-5660
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MORE PHOTOS



GOOGLE MAP

LAND FOR SALE OR LEASE

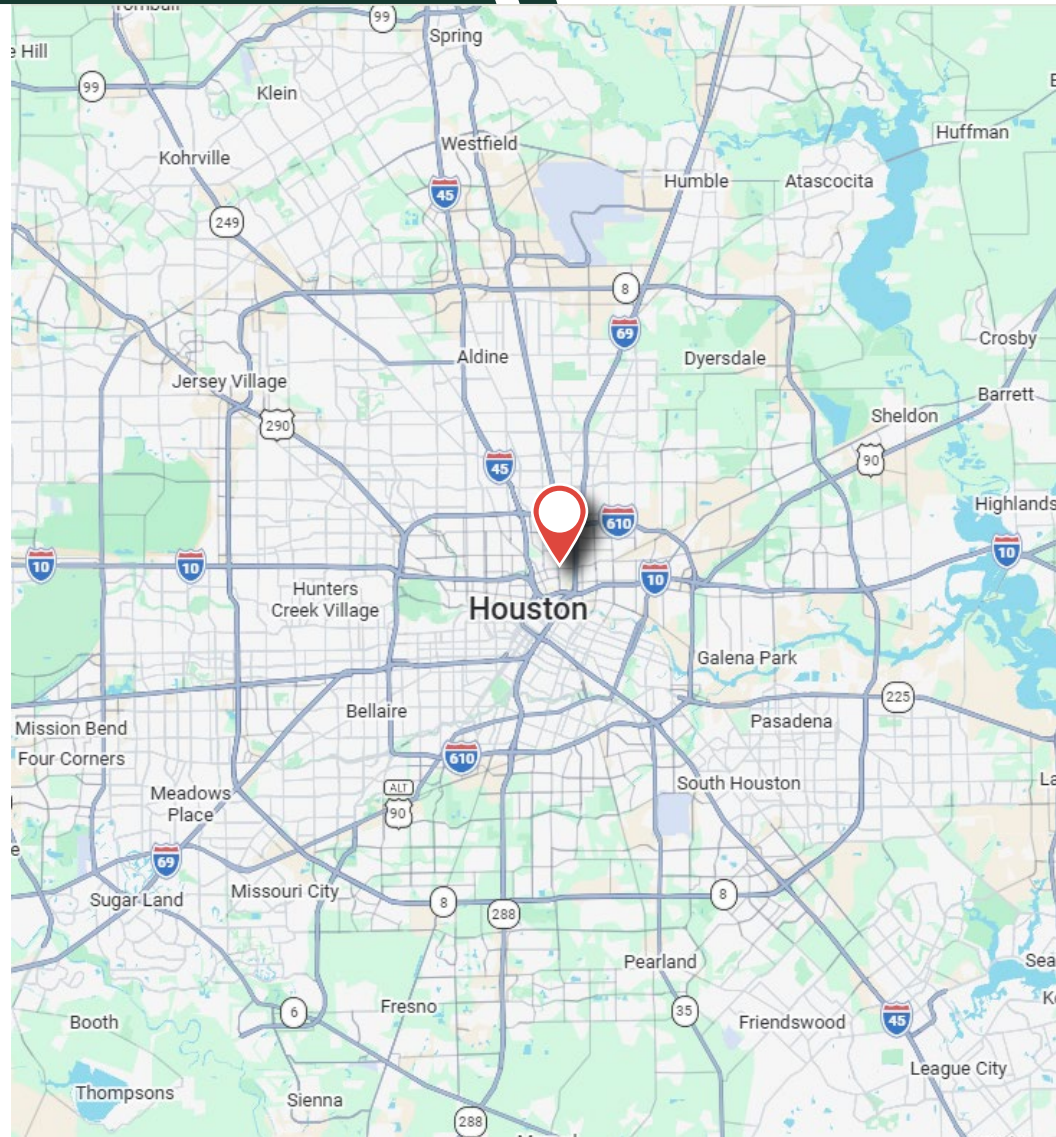
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PROPERTY FEATURES

- Land Size: ± 5.44 AC ($\pm 236,934$ SF)
- Building A: 5,793 SF; Building B: 6,000 SF
- One of the last remaining large parcels in Houston's Near Northside submarket
- 5 minutes drive from Downtown Houston
- Minutes from Midway's East River Development
- Immediate access to I-10, I-45, and the Hardy Toll Road
- METRORail Red Line
- Moody Park Station nearby
- 6 Miles from Texas Medical Center
- Part of Houston's Complete Communities initiative supporting mixed-use growth
- Walkable neighborhood with Fulton Street and North Main retail corridors
- Surrounded by new townhome and multifamily construction
- Ideal for scale residential or mixed-use projects
- Flexible development potential in Houston's non-zoning environment
- Strong demographic tailwinds - younger residents, urban professionals, and families seeking attainable options near Downtown
- **Contact Broker for Pricing**



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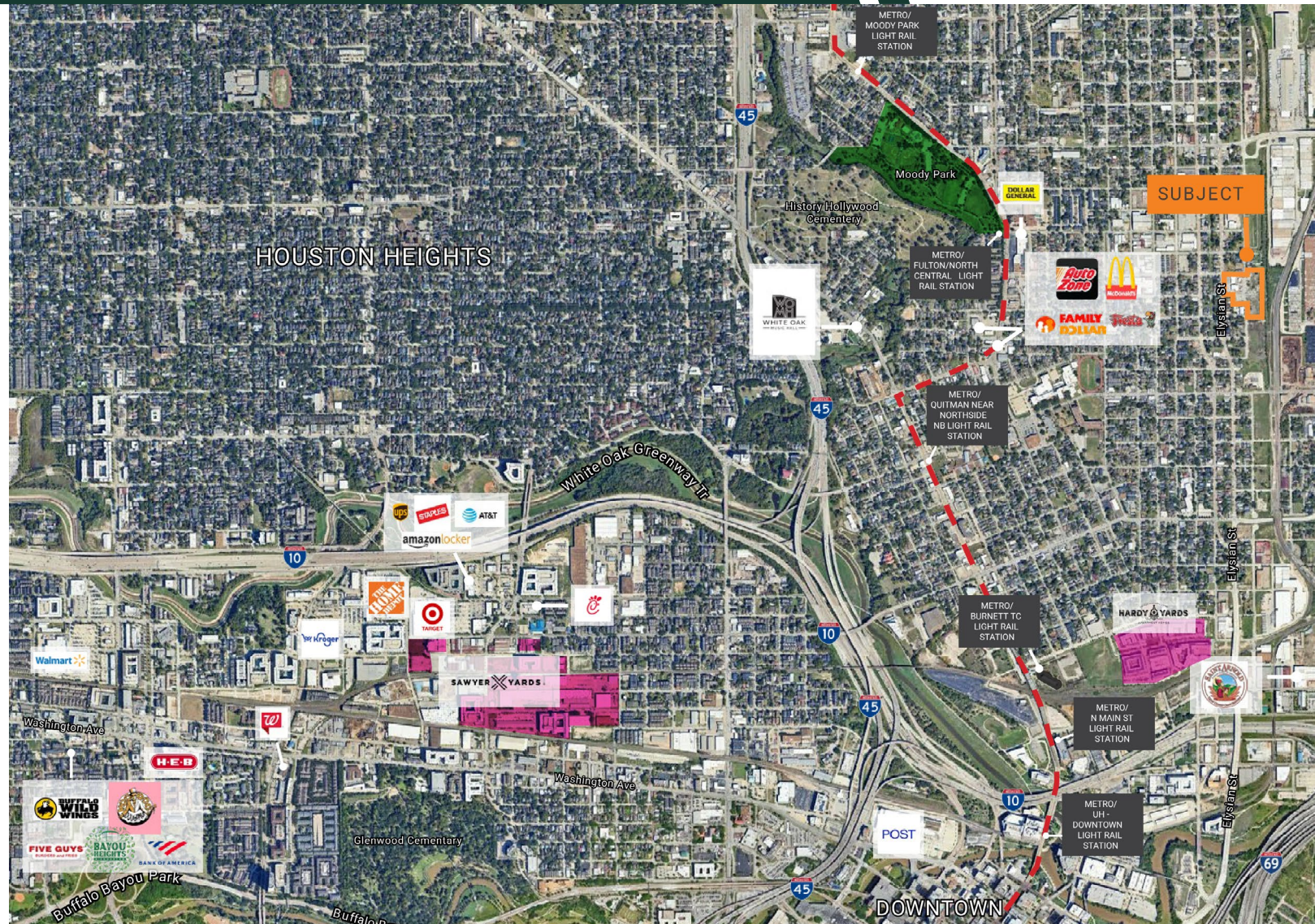
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AREA AMENITIES



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[illegible]

LINE TABLE		
LINE	BEARING	DIST.
13	N 02°54'14" W	60.6

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

STEWART TITLE COMPANY			
FILE NO. 13007468		EFFECTIVE FEBRUARY 1, 1975 ISSUED FEBRUARY 1975	
SERIAL # (FILE NO.)	RECORDING INFORMATION	DESCRIPTION	ENCLOSURE
10 B	WEL. 748, PG. 27; H.C.E.R.	QTY OF HOLDING	AS SHD.
10 C	H.C.E.F. NO. 0309947	30 IMPROVE BLDG. ENCLOSURE	AS SHD.
10 D	H.C.E.F. NO. 1946405	10 IMPROV. ENCLOSURE	AS SHD.
10 E	H.C.E.F. NO. 0309948	30 IMPROV. ENCLOSURE	AS SHD.
10 F	H.C.E.F. NO. 0264839	QTY OF HOLDING	AS SHD.
10 G	H.C.E.F. NO. 0304653	SAVINGS PLAN & STORM CLOSURE	AS SHD.
10 H	H.C.E.F. NO. 1932928	SHOW SOME CLOSURE	AS SHD.
10 I	H.C.E.F. NO. 1932929	ACCESS TO HOLDING ENCLOSURE	AS SHD.
10 J	H.C.E.F. NO. 0304802	SUBJECT TO TERMS, CONDITIONS	AS SHD.
10 K	H.C.E.F. NO. 0304803	OF ACCESS TO HOLDING ENCLOSURE	AS SHD.
10 L	H.C.E.F. NO. 0304804	SEE AGREEMENT AND	NOT FOR
10 M	H.C.E.F. NO. 0304805	ENCLOSURE	ENCLOSURE

I, Brian Norwood, a Registered Professional Land Surveyor State of Texas, hereby certify that the above plot and the facts found at the time of the survey made on the my supervision. This survey substantially complies with the Society of Professional Surveyors' Standards and Specific Category 1A, Condition II, Survey.


Brian Norwood
Registered Professional Land Surveyor
State of Texas No. 5728



05-05-14	ISSUED TO UPDATE NEW YORK
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LAND TITLE SURVEY
OF
A 5.4392 ACRE (236,934 SQ. FT.) TRACT
CONVEYED TO JERRY H. KENLY (H.C.C.P.)
BEING ALL OF BLOCK 12, LOT 40,
PINEHURST ADDITION (VOL. 1, PG. 136);
BEING ALL OF BLOCK 12 AND LOTS 6, 7, 12
OF LOT 8, BLOCK 9, RYON ADDITION
(VOL. 2, PG. 601; H.C.D.R.)
AND BEING A PORTION OF THE ABANDONED
RIGHT-OF-WAYS OF MANUEL STREET AND MAIN
IN THE S. M. HARRIS SURVEY, ABSTRACT
AND THE JOHN AUSTIN SURVEY, ABSTRACT
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

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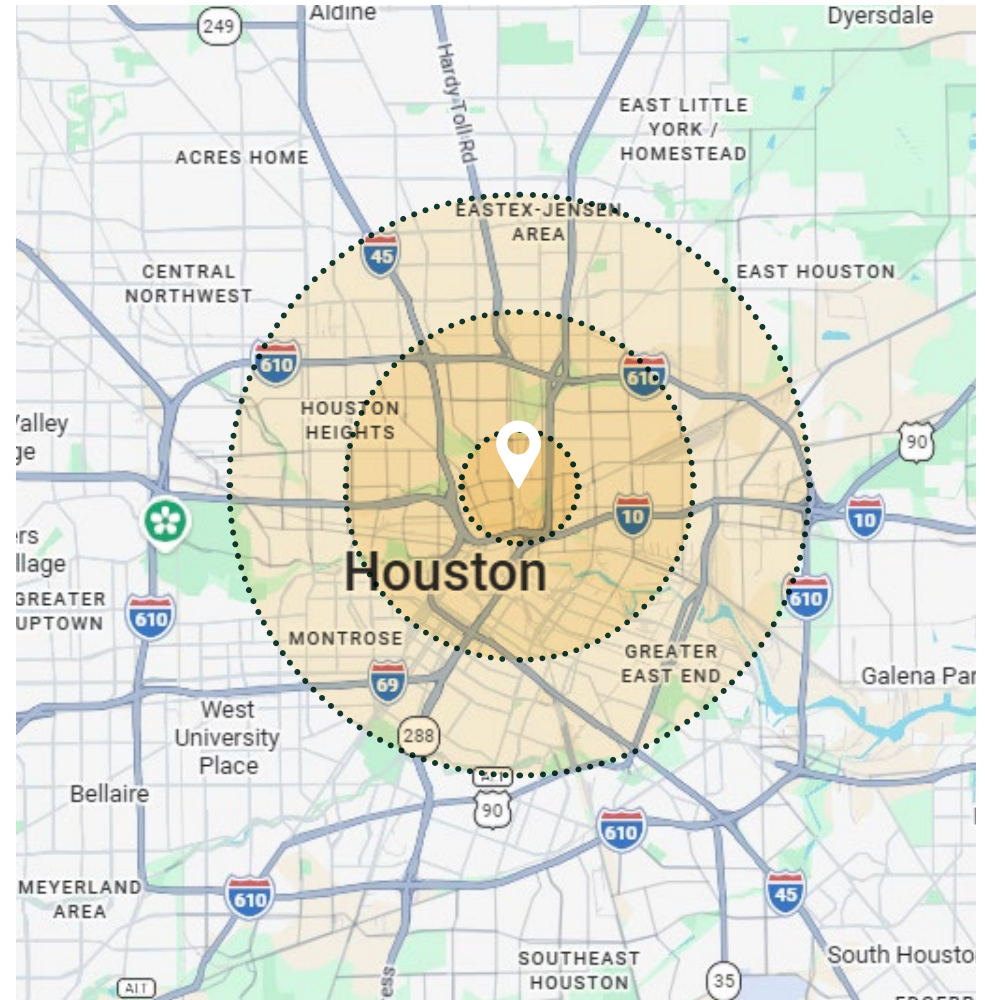
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (Current)	20,242	143,130	391,610
Population (5 Yr. Forecast)	21,345	150,344	411,700
Population Percent Forecast (5 Yr. Forecast)	0.08%	1.37%	1.49%
Median Age	39	37	36
Average Household Income	\$53,700	\$105,832	\$121,082

Close Proximity to:

1 MILE	3 MILES	5 MILES
White Oak Music Hall	Buffalo Bayou Park	Memorial Park
	Downtown	Montrose
	Energy Corridor	Museum District



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